



City of Santa Barbara California

II. C.

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 24, 2017
AGENDA DATE: August 30, 2017
PROJECT ADDRESS: 232 Natoma Ave. (MST2015-00427)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Jessica W. Grant, Acting Senior Planner
Andrew Perez, Planning Technician II

I. PROJECT DESCRIPTION

The 17,680 square foot site is currently developed with an 18 unit hotel with a lobby, office, laundry room, guest lounge, a two-bedroom manager's apartment, and a 19 space parking lot with a trash enclosure. The proposed project involves the expansion of an existing 48 square foot patio resulting in a 240 square foot on-grade concrete slab to be used as outdoor dining for the hotel guests. The property is located in the non-appealable jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Front Setback Modification to allow the patio to encroach into the required 20-foot front setback (SBMC §28.21.060, §28.21.085, and SBMC §28.92.110)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jim LeCron, Architect	Property Owner:	Alan Bullock
Parcel Number:	033-062-022	Lot Area:	17,680 sq. ft.
General Plan:	Hotel/Medium High Residential (15-27 du/acre)	Zoning:	R-4/SD-3
Existing Use:	Commercial/Motel	Topography:	2%

Adjacent Land Uses:

North – Multi-Family Residence (1-story)	East - Multi-Family Residence (2-story)
South – Multi-Family Residence (2 story)	West – Commercial/Motel (2-story)

B. PROPOSED LOT AREA COVERAGE

Building: 5,533 sf 31 % Hardscape: 8,274 sf 46% Landscape: 4,193 sf 24%

IV. DISCUSSION

The project site is located on the corner of Natoma Avenue and Bath Street and is zoned R-4/SD-3, and since it is located on a corner, the property is subject to two front setbacks. As a nonresidential building in the R-4 zone, the structure is subject to double the setback requirements resulting in a front setback of 20 feet and an interior setback of 12 feet. The hotel is legally nonconforming to both front setbacks and has a trash enclosure that is legally nonconforming to both interior setbacks. The Eagle Inn has 18 guest rooms, lobby, office, laundry room, guest lounge, and a two-bedroom manager's apartment. The parking lot was originally constructed with 19 parking spaces in the lot, but one spot was lost due to the creation of an ADA accessible handicapped parking space. The hotel is located in a neighborhood that has several other small to medium sized hotels. In the area along Bath Street between Cabrillo Boulevard and Natoma Avenue, there are two other hotels that have been granted front setback modifications (18 Bath Street and 21 Bath Street), and another property (117 Bath Street) that is legally nonconforming to the front setback. The Marina Beach Hotel, located at 21 Bath Street, was granted a front setback modification to expand their office while creating a front patio area.

A project was recently completed to expand and remodel the lounge and add a food preparation area. The hotel currently has two 40 square foot patios surrounded by wrought iron railing on the Natoma Avenue frontage. One patio is solely for the use one of the guest rooms, and the patio nearest the corner of Natoma Avenue and Bath Street is accessed off the guest lounge to be used by any guest of the hotel. The proposed project involves the expansion of the existing patio off the guest lounge by 192 square feet. The patio would encroach approximately 15 feet into the front setback and will be screened by a hedge to minimize impacts to the streetscape and public right-of-way. The lounge would provide guests with additional outdoor dining area served by the recently remodeled food preparation area. And, while the outdoor area would be available for guests throughout the day, it is anticipated that it would be used mostly during breakfast hours to allow guests to enjoy their breakfast outside.

Staff is supportive of the requested modification because the expanded patio area would provide a desirable outdoor area to be enjoyed by hotel guests and would enhance the visitor-serving use. It is anticipated that the patio would be used exclusively during breakfast hours, minimizing the potential for any adverse impacts on the streetscape for the majority of the day. Additionally, this property is located in a neighborhood where three other hotels where either granted front setback modifications or are legally nonconforming to the front setback requirement, and the proposed improvement would be consistent with the pattern of development in the area.

Design Review

This project was reviewed by the Historic Landmarks Commission (HLC) on March 9, 2016, and the Commission found the requested modification to be aesthetically appropriate and consistent with the HLC Guidelines. The Board did suggest that the applicant provide wrought iron railing around the proposed outdoor seating area to match the existing wrought iron on the building, and to cut the grade at the back of the sidewalk to be relatively flat. If the modification is approved, the project would return back to the HLC for design review and approval.

Coastal Review

There subject property is located in the nonappealable jurisdiction of the coastal zone. The project qualifies for a "No Paperwork" Coastal Exemption. The improvement would not result in an adverse environmental effect or affect public access.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed patio expansion for outdoor dining is appropriate because it would provide a desired amenity for hotel guests that would enhance the use, and is consistent with the pattern of development in the neighborhood. Additionally, it is not anticipated to have a negative impact on the streetscape.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 26, 2017
- C. HLC Minutes, dated March 9, 2016

Contact/Case Planner: Andrew Perez, Planning Technician II
(ACPerez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A

Arri / LeCron Architects, Inc.
James LeCron Architect
109 Oliver Rd.
Santa Barbara, CA 93109
805-966-4034

City of Santa Barbara
Community Development
735 Anacapa Street
Santa Barbara, CA 93101

July 26, 2017

**232 Natoma Ave.
APN 033-062-022
ZONE R4-SD-3
EXISTING USE: HOTEL**

RECEIVED
AUG 01 2017

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Request for a Modification for an encroachment in the front setback.

The project is to enlarge an existing 48 s.f. patio slab on grade to 240 s.f. The slab will encroach approx. 5' into the required front yard setback.

The patio slab is for the exclusive use of Hotel guests, and will not impede or infringe upon on the public use or enjoyment of the neighborhood context.

The patio slab will increase the effective usable outdoor space for the hotel, of which there is currently a very minimal amount. It DOES NOT introduce a new use, as there is currently a small outdoor patio in this location.

It should be noted that the property is a corner parcel fronting on Bath Street and Natoma Ave. and as such is penalized by having two front yard setback requirements. The encroachment will take place on the Natoma Ave. frontage.

Precedent for an encroachment in this setback for this property was established by the ADA ramp and new front steps added in 2002.

Sincerely,



James LeCron, Architect

OWNER:

Alan Bullock
232 Natoma Ave.
Santa Barbara, CA 93101

NEW ITEM**G. 232 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-062-022
Application Number: MST2015-00427
Owner: Alan & Janet Bullock Family Revocable Trust
Architect: James Lecron

(Proposal for minor site and landscaping alterations to include a new 240 square foot on-grade deck and revised planting located at the Eagle Inn Hotel. Staff Hearing Officer review is required to allow the outdoor seating area to be located in the required front setback. This project is in the non-appealable jurisdiction of the Coastal Zone. The structure is on the City's List of Potential Historic Resources, is individually eligible as a Structure of Merit for listing on the California State Register of Historic Resources, and is a contributing historic resource to the potential West Beach Historic District.)

(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review.)

Continued indefinitely to the Staff Hearing Officer with comments:

1. The modification is aesthetically appropriate. The proposed modification does not pose consistency issues with the HLC Guidelines.
2. Provide wrought iron railing around the proposed outdoor seating area to match the existing wrought iron on the building.
3. Cut the grade at the back of the sidewalk to be relatively flat.